Archaeological Evaluation Report

TOTTENHAM HOTSPUR FOOTBALL CLUB

For Tottenham Hotspur Property Company Ltd

Cornelius Barton BA AIfA

L-P:ARCHÆOLOGY

Archaeological Evaluation Report

TOTTENHAM HOTSPUR FOOTBALL CLUB

Client:	Tottenham Hotspur Property Company Ltd
Local Authority:	London Borough of Haringey
NGR:	516925, 201770
Planning App:	HGY-2010-1000
Author(s):	C. Barton
Doc Ref:	LP0627L-AER-v2.6
Site Code:	NLN10
Date:	May 14

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Abstract

An archaeological evaluation was carried out at Tottenham Hotspur Football Club Stadium, Bill Nicholson Way, Haringey, London N17 0BP. The evaluation was implemented because of the potential for archaeological remains on the site. The work was carried out by L - P : Archaeology. This report has been prepared by Cornelius Barton of L – P : Archaeology on behalf of Tottenham Hotspur Football Club.

No archaeological remains are known to exist on the site or in its immediate surroundings. The area was not significantly developed until the Post Medieval period.

The objectives of the evaluation were to establish the presence or absence of archaeological remains, and to inform a mitigation strategy for any remains found.

No archaeological remains were found during the evaluation. The only remains predating the previous development were of clear 20th century origin.

No further archaeological works are likely to be required on the area covered by this report.

1. Introduction

1.1. This evaluation report has been prepared by Cornelius Barton of L - P : Archaeology on behalf of Tottenham Hotspur Property Company Ltd.

1.2. The fieldwork was carried out by Cornelius Barton of L – P : Archaeology in July of 2010 and April 2014.

1.3. The site is located at Bill Nicholson Way, 748 High Road Tottenham within the London Borough of Haringey **(FIGURE 1)**. The National Grid Reference (NGR) is 516925, 201770.

1.4. The site code allocated by London Archaeological Archive and Research Centre (LAARC) is NLN10.

1.5. The work was carried out in accordance with the Specification for Archaeological Evaluation (SAE) prepared by Matt Williams of L – P : Archeology.

2. Site Background

2.1. PLANNING

2.1.1. Three applications have been made with regard to the site. These are HGY-2010-1000, HGY-2011-2350 and HGY/2011/2351. This report covers the area covered by HGY-2010-1000 and HGY/2011/2351. The other part of the development has been reported on separately and the condition discharged (BARTON 2012).

2.1.2. The Local Planning Authority is the London Borough of Haringey (LBH). On matters concerning archaeology, LBH take impartial advice from Adam Single of English Heritage Greater London Archaeological Advisory Service (GLAAS).

2.1.3. The site does not contain or lie adjacent to any scheduled monuments but is adjacent to several listed buildings and the Tottenham High Road Conservation Area. The site is not within an archaeological priority zone as defined within the Unitary Development Plan.

2.1.4. When considering an application, LBH is bound by local policy CSV:8 regarding archaeology and planning. As such, the following condition was attached to the development:

> **CONDITION 11**
>
> No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation has been submitted by the applicant and approved by the Local Planning Authority.

2.1.5. Tottenham Hotspur Property Company Ltd and LBH have agreed the methodology for these works in a Specification for Archaeological Evaluation (SAE). The SAE was compiled by Matt Williams for L – P : Archaeology (WILLIAMS 2009).

2.2. GEOLOGY

2.2.1. The British Geological Survey GeoIndex shows the site to be located on River Terrace Gravels and Alluvial deposits associated with the Lea Valley.

(WWW.BGS.AC.UK/GEOINDEX).

2.2.2. The results of the evaluation confirm this in areas where natural deposits were encountered.

2.3. TOPOGRAPHY

2.3.1. The site is located approximately 1.4km west of the River Lea and associated Lea Valley. The site is broadly flat at 12.50m OD.

2.3.2. The site is bounded to the west by Tottenham High Road (A1010) to the north by the wall of the former players car park, to the east by Worcester Road and to the south by Park Lane (FIGURE 2).

2.3.3. The site is currently in use as a car park and football stadium.

2.4. SITE CONDITIONS

2.4.1. The site has seen extensive development during the 20th century, mainly associated with various remodellings of the stadium and associated buildings. It is currently under hard standing.

2.5. DEVELOPMENT PROPOSALS

2.5.1. The development will consist of the construction of a new stadium located centrally on the site fronting onto the High Road. To the south of the stadium a residential mixed use development is proposed to include a hotel, offices, club shop and museum.

2.5.2. For the construction of the new stadium all the current existing buildings will be demolished, the area will be stripped, then the majority of the area will be cut to 0.5m-3.5m in depth, although deeper cutting may take place in the north-eastern corner. The stadium will be constructed in the most part from reinforced concrete and piles ranging in diameters from 0.6-0.9m and 15m-20m in length.

2.6. ARCHAEOLOGY AND HISTORY

2.6.1. A full desk-based assessment of the site was previously undertaken by L – P : Archaeology (ZETTERSTROM-SHARP 2009). A summary of the results follows.

PREHISTORIC

2.6.2. The development site lies in the Lower Lea Valley, an area of recognised Prehistoric activity (BAMFORTH 2007). There are however no GLHER entries from the Palaeolithic, Mesolithic, Neolithic periods nor the Bronze and Iron Ages within the search area.

2.6.3. Evidence for occupation of the Lower Lea Valley in the Lower Palaeolithic has been found from a collection of sites in the Stoke Newington area, approximately 4.5km south of Tottenham (WYMER 1999: 63). A series of primary context palaeoliths were uncovered in colluvial deposits along side deposits of mammalian bones, shells and plant remains by Worthington G. Smith in 1874, during residential development in the area (WYMER 1999: 64).

ROMAN

2.6.4. The study site falls along the Tottenham High Road, the suspected route of the Roman Ermine Street connecting London with northern regional centres of Lincoln and York. The line of the road is said to have followed the present day A10, running through Dalston, Stoke Newington, Stamford Hill and Tottenham (MARGARY 1966: 195).

2.6.5. There is one GLHER entry from the Roman period referring to a six metre wide gravel bank bound by small ditches, uncovered during the construction of a sewer trench in 1956 (MLO6620). It has been argued that this may constitute part of the Roman Ermine Street which is supported by the fact that it lies along the High Road, 277m north of the study site (*ibid*).

2.6.6. The nearest known Roman Settlement following the probable line of Ermine Street is located in Enfield, approximately 4500m north of Tottenham (FINCH SMITH 1987: 177). A site at Lincoln Road towards the southern limits of present day Enfield dated the occupation of the settlement to between the late-first century, to the fourth century (*ibid*). It has been argued that this site was located at the southern periphery of Roman Enfield suggesting occupation would not have run south into Tottenham (GENTRY 1977: 111-115).

MEDIEVAL

2.6.7. The earliest recorded date of Tottenham is said to be from 894 AD when 'Danes invaded England, and Sailed up the River Lea...at this time from Tottenham to Hertford one continuous lake' (FISK 1913: 2).

2.6.8. It is likely that the majority of later Medieval activity took place along the Tottenham High Road which remained one of the main routes out of London to the north of England and provided a back bone to the developing village. The early phases of the village appear to have taken the form of small farmsteads. An archaeological investigation and watching brief, undertaken in 2000, revealed this progression with evidence for cultivation during the early Medieval period running through to the construction of a substantial farm house during the late Post Medieval period (MLO98174, MLO73349). This site is located 47m west of the proposed development site.

POST MEDIEVAL

2.6.9. The area of Tottenham has been steadily developed throughout the Post Medieval period with initial emphasis on the eastern side of the High Road in the 16th, 17th and 18th centuries spreading to the west by the 19th and 20th centuries.

2.6.10. The 1619 Dorset Survey is our first indication of Post Medieval development within the confines of the study site. A building was present in the north-eastern corner of the site named Ridley House, property of William Gore (BARKER *ET AL* 1976: 327). This is the same structure formerly called the Black House which is said to have been an inn frequented by Henry VIII. Indeed one of the rooms bore the inscription 'In this chamber King Henry VIII hath often lyen' (ZETTERSTROM-SHARP 2009). Four listed buildings constructed in 1840 - constituting the Northumberland Row- presently occupy the Black House site (MLO81955, MLO84364, MLO84421, MLO81954). It is said that these structures have incorporated building materials from the Tudor mansion (ROBINSON 1840: 97).

2.6.11. The remaining listed buildings within proposed development site are Grade II* (MLO84422) and Grade II (MLO84009), (MLO84420) listed structures.

3. Aims

3.1. The general aims of the archaeological evaluation were to assess the character, date, type, state of preservation, and extent of any archaeological remains on site.

3.2. The specific aims of the archaeological evaluation, as defined in the SAE were:

- To determine the presence or absence of archaeological deposits or remains
- To assess the character, date, location and preservation of any archaeological remains on the site
- To assess the nature and extent of any previous damage to archaeological remains on the site
- To assess the potential impact of the development proposals on surviving archaeological remains

3.3. The objective of this report is to provide enough information for a suitable mitigation strategy to be devised.

4. Methodology

4.1. For a full description of the archaeological methodology please refer to section 4 of the SAE (WILLIAMS 2010).

4.2. A total of 25 trenches have been dug over the entire development area. Within the area covered by this report seven trenches numbered 19 to 25 were dug in total (**FIGURE 2**). The original specification placed some of the trenches described in this report in slightly different locations, but allowed for some movement of trenches to avoid buried services. Some trenches were therefore positioned slightly differently to the layout in the SAE (WILLIAMS 2009) but covered a similar percentage of the ground surface.

5. Results

5.1. For the purposes of this report deposits are referred to by Group Numbers in (Parentheses). Context numbers assigned to each trench can be found in Appendix 2. Heights given are against Ordinance Datum (m OD) unless otherwise noted.

5.2. No deposits or features of archaeological significance were found in the evaluation. The stratigraphic sequence in all trenches was broadly similar, (see **FIGURE 3**) consisting of a layer of mixed building rubble and hardcore (3002) below the tarmac hard standing. This deposit was between 0.25 and 0.40m thick.

Plate 1: Trench 25 from south end, 2 x 1m scale

5.3. Below this was a mixed of dark grey brown silty clay with builders sand, brick fragments and assorted building debris (3003). This appeared to be a make-up deposit of 20th century origin, presumably laid down as levelling deposits during the construction of the stadium and subsequent redevelopments of the surrounding area. This deposit was between 0.40m and 0.65m thick.

5.4. Below this were two further deposits of make up material (3004) and (3005). These were mixed deposits consisting of mid yellow-brown silty clay with sand, glass and crushed brick inclusions of 20th century origin. This material was noted but not retained. In Trenches 19 and 20 these deposits were badly contaminated with diesel oil and other hydrocarbons.

5.5. Below (3005) was (3006), a deposit of clean yellow-brown silty clay with patches of coarse red-brown gravel (see *Plate 1*). Trench 25 contained a metal setting containing the remains of a septic tank, clearly of 20th century origin. There were no archaeological features observed in any of the trenches.

5.6. The interface between the make-up deposits and natural drift geology was clear. The natural deposits were uniform across the site and it is highly unlikely that archaeological features were present and not detected. Other than the brick and glass fragments in (3004) and (3005) no artefactual material was recovered.

6. Summary and Conclusions

6.1. A site at Bill Nicholson Way, 748 High Road, Tottenham is proposed for redevelopment. The proposed redevelopment is for a new football stadium, mixed retail and residential uses and associated services.

6.2. The results of the evaluation were negative. No archaeological deposits or artefacts were found during the works.

6.3. The disruption of the site caused by construction of the stadium and related buildings was considerable, but there is no evidence for the presence of archaeologically significant remains. The trenches revealed thick deposits of 20th century make up material. The results were negative.

6.4. It is unlikely that further archaeological works will be required on the site in advance of redevelopment.

7. Archive

7.1. The paper archive consists of:

- 1 x Drawing Register
- 14 x Drawing Film
- 6 x Photographic Register
- 72 x Black and white photographs and negatives
- 1x Context Register
- 25 x Trench sheets
- 2 x CD of digital images

7.2. There is no finds archive.

7.3. The archive is to be deposited at the Museum of London.

SOURCES CONSULTED

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STATUTORY AND GUIDANCE

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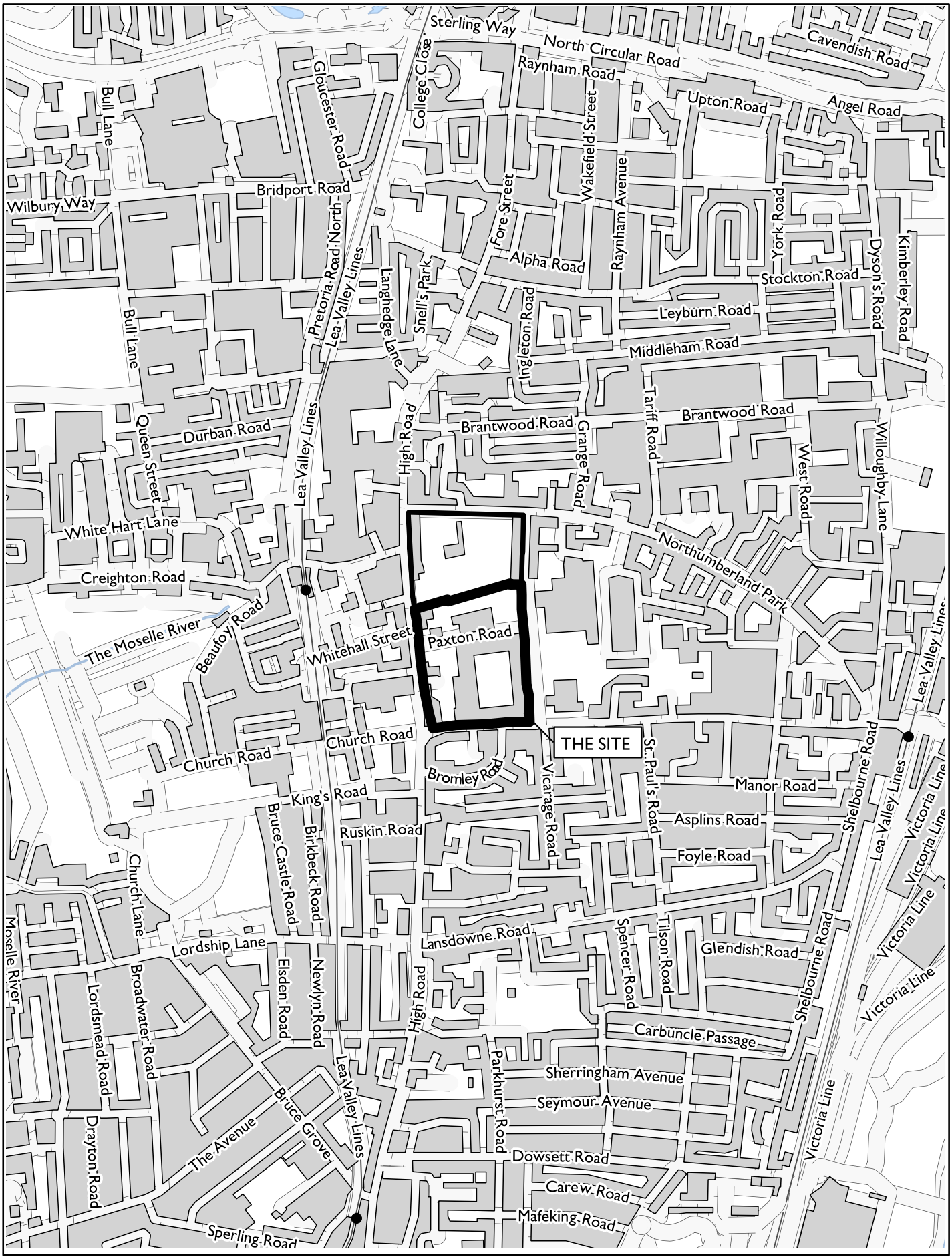
GREATER LONDON ARCHAEOLOGY ADVISORY SERVICE 1998C. *Archaeological Guidance Paper: 5 Evaluations* English Heritage.

FIGURES

FIGURE 1 // Site Location - General



0 500 m

N

PROJECT // 0627L - Tottenham Hotspur

DESCRIPTION // Site Location

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DOC REF: LP0627L-AER-v1

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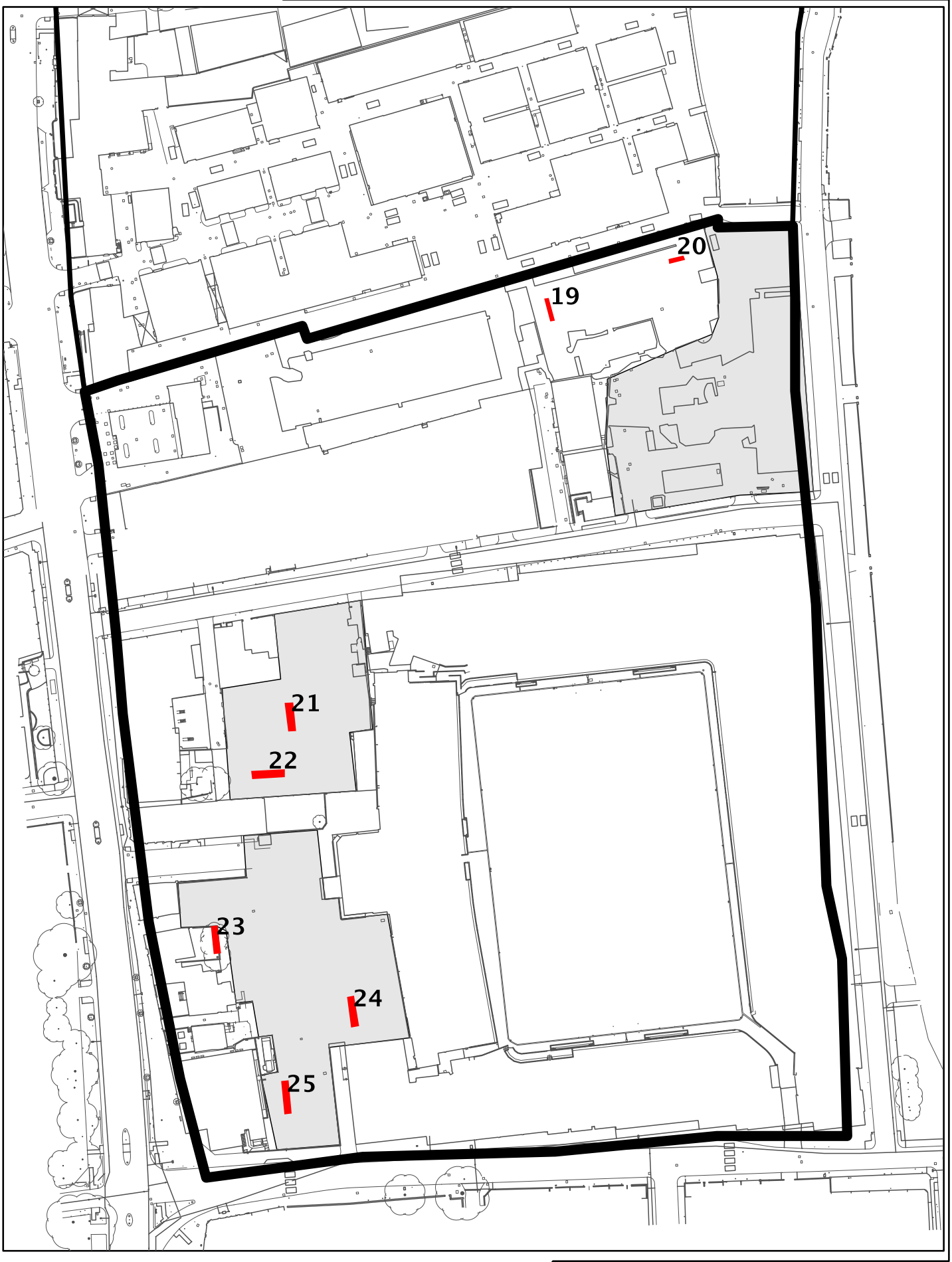
FIGURE 2 // Site Location - Detail



Legend

Trench Locations

N

0

50 m

PROJECT // 0627L - Tottenham Hotsspur

DESCRIPTION // Site Location

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DOC REF: LP0008L-DBA-v1

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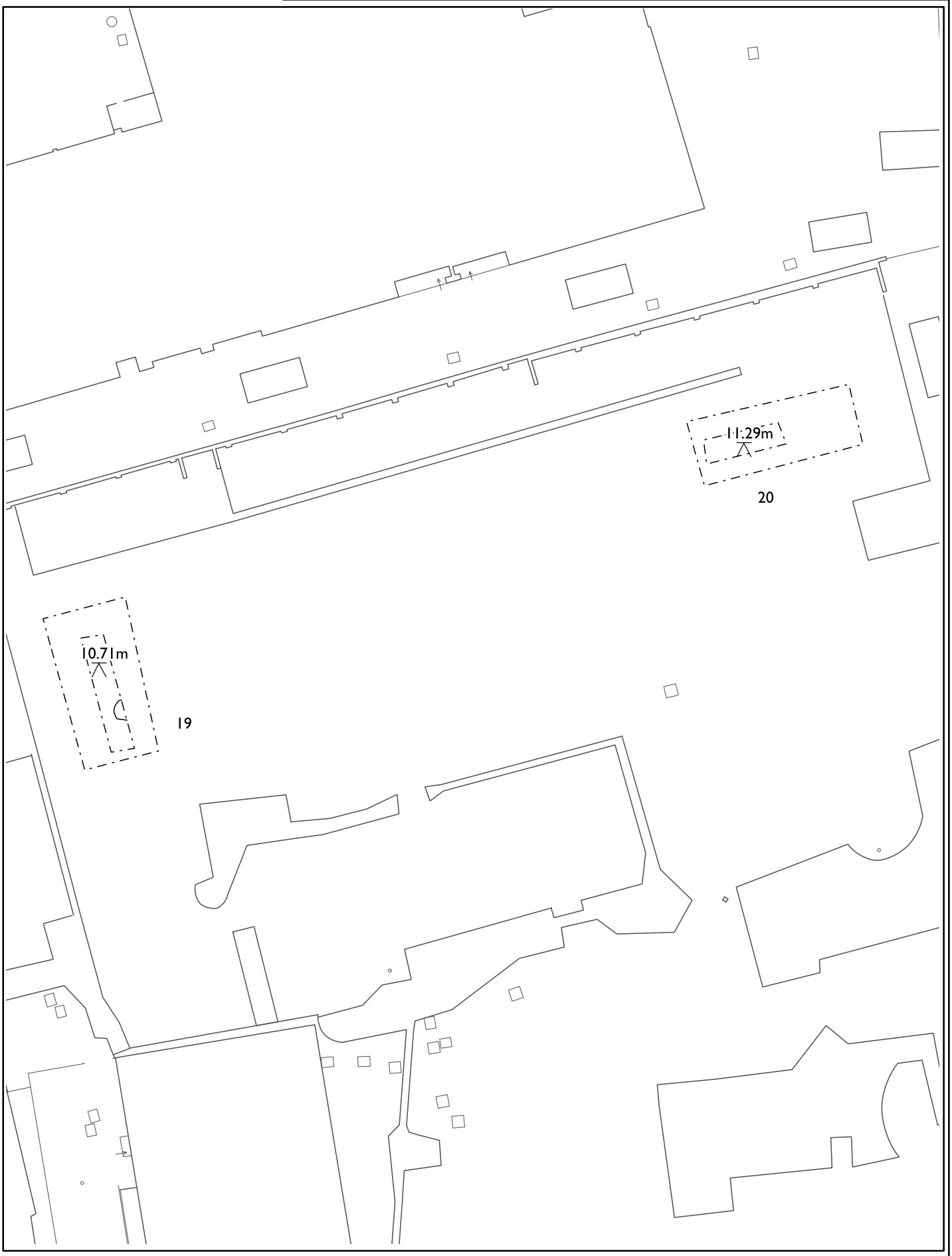
FIGURE 3 // Detail of trenches 19 and 20



0 10 m

N

PROJECT // 0627L - Tottenham Hotsspur

DESCRIPTION // Trench detail for trench 21 and trench 22

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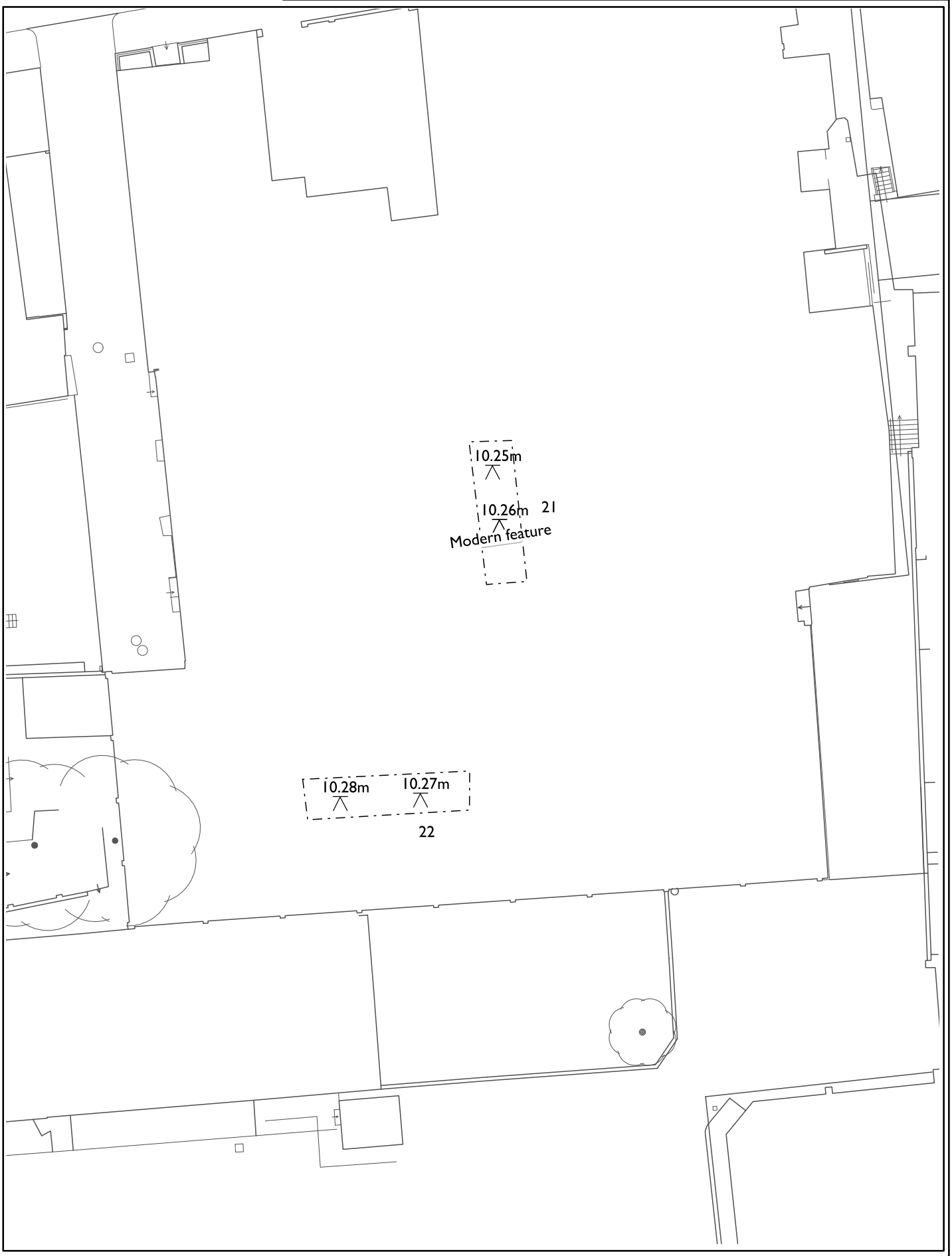
FIGURE 4 // Detail of trenches 21 and 22



PROJECT // 0627L - Tottenham Hotsspur

DESCRIPTION // Trench detail for trench 21 and trench 22

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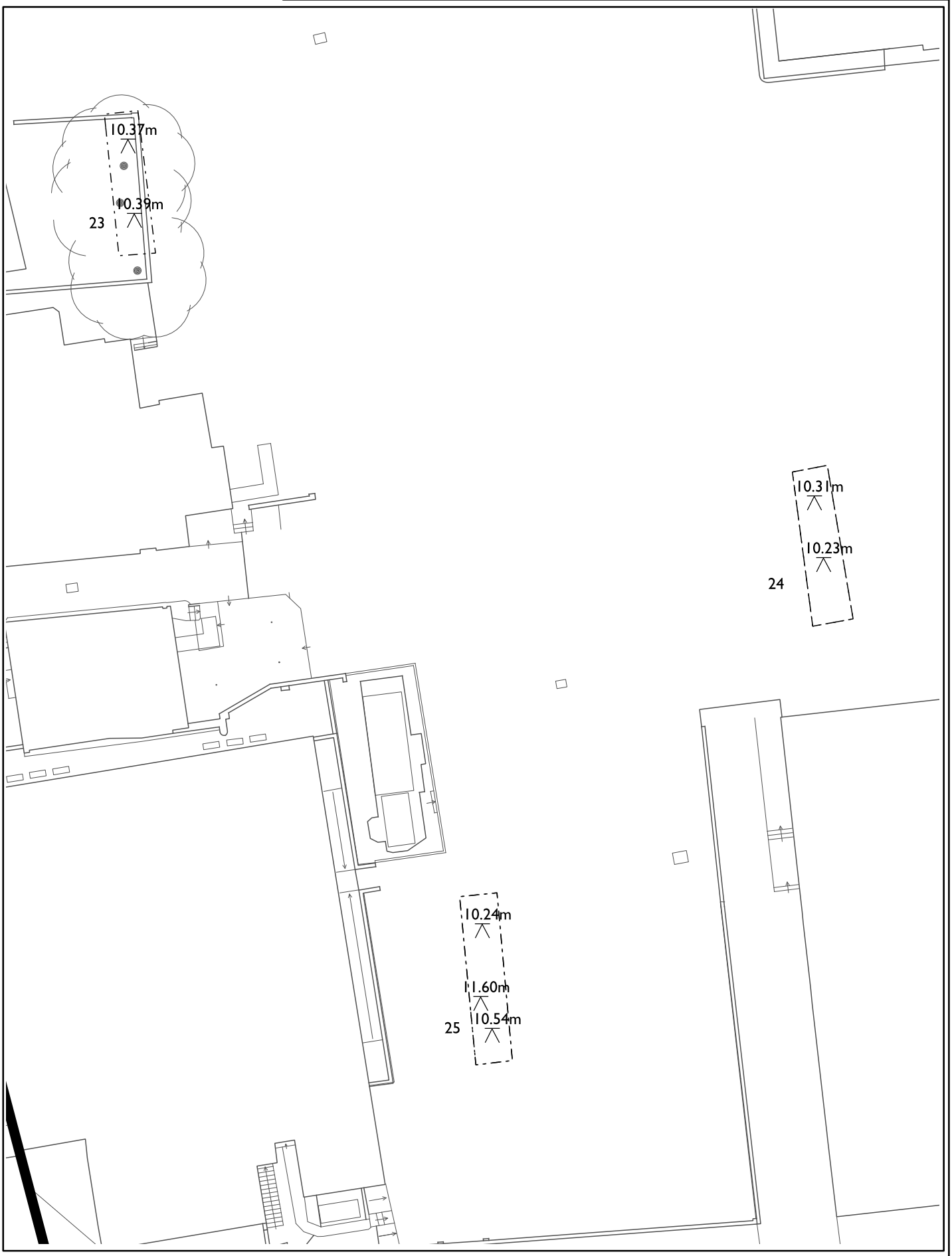
FIGURE 5 // Trench detail trenches 23-25



0 10 m

N

PROJECT // 0627L - Tottenham Hotspur

DESCRIPTION // Trench detail trenches 23-25

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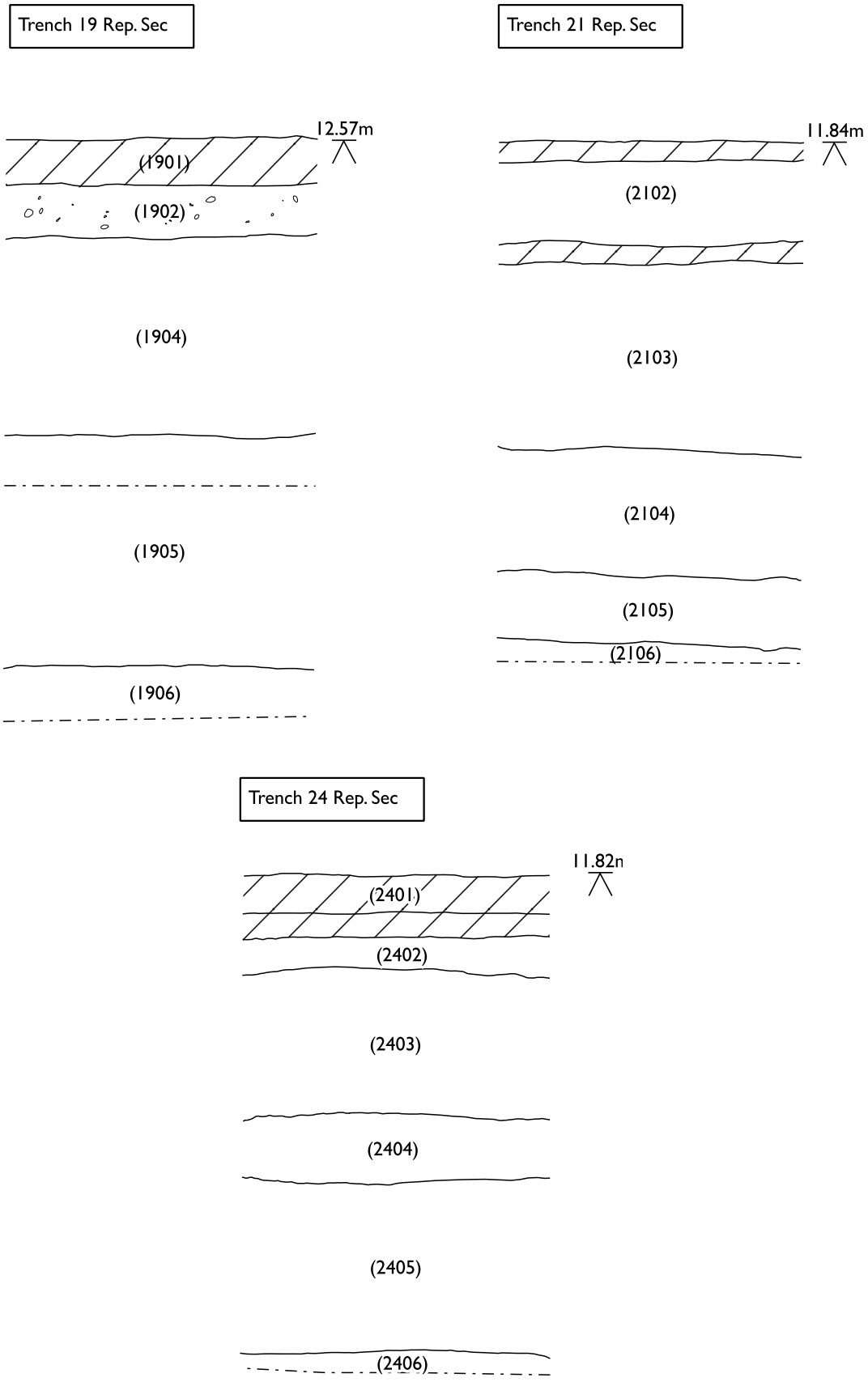
FIGURE 6 // Representative Sections



0 1 m

N

PROJECT // 0627L - Tottenham Hotsspur

DESCRIPTION // Representative sections of trench 19, trench 21 and trench 24

DOC REF: LP0627L-AER-v1

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OASIS FORM

APPENDIX I

OASIS ID: lparchae1-127260

Project details	
Project name	Northumberland Park, Tottenham
Short description of the project	Trench evaluation of site pre-development
Project dates	Start: 01-06-2010 End: 31-07-2010
Previous/future work	No
Any associated project reference codes	NLN10 - Sitecode
Any associated project reference codes	LP0627L - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	N/A None
Monument type	N/A None
Significant Finds	N/A Modern
Significant Finds	N/A Late Iron Age
Methods & techniques	'Targeted Trenches'
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Direction from Local Planning Authority - PPG15
Position in the planning process	Pre-application

Project location	
Country	England
Site location	GREATER LONDON HARINGEY TOTTENHAM Northumberland Park
Postcode	N/A
Study area	1.50 Hectares

Site coordinates	TQ 516925 201770 50.9604515788 0.160276754560 50 57 37 N 000 09 37 E Point
Height OD / Depth	Min: 12.00m Max: 12.50m

Project creators

Name of Organisation	L - P : Archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	L - P : Archaeology
Project director/manager	Matthew Williams
Project supervisor	Cornelius Barton
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Tottenham Hotspur FC

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Museum of London
Digital Archive ID	NLN10
Digital Contents	'none'
Digital Media available	'GIS','Survey','Text'
Paper Archive recipient	Museum of London
Paper Archive ID	NLN10
Paper Contents	'none'
Paper Media available	'Context sheet','Drawing','Plan','Report','Section','Survey '

Entered by	Cornelius Barton (c.barton@lparchaeology.com)
Entered on	25 May 2012. To be updated

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TRENCH SUMMARY

APPENDIX II

TRENCH 19

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
1901	TARMAC CAP	HARDSTANDING	3001
1902	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
1903	MIXED VERY DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
1904	MIXED DARK GREY SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND.DIESEL CONTAMINATED.	MODERN MAKE-UP DEPOSIT	3004
1905	MIXED DARK GREY SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND. DIESEL CONTAMINATED.	MODERN MAKE-UP DEPOSIT	3005
1906	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006

TRENCH 20

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2001	TARMAC CAP	HARDSTANDING	3001
2002	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
2003	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2004	MIXED DARK GREY SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND.DIESEL CONTAMINATED.	MODERN MAKE-UP DEPOSIT	3004
2005	MIXED DARK GREY SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND. DIESEL CONTAMINATED.	MODERN MAKE-UP DEPOSIT	3005
2006	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006

TRENCH 21

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2101	TARMAC CAP	HARDSTANDING	3001
2102	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
2103	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2104	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2105	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2106	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006

Trench 22

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2201	TARMAC CAP	HARDSTANDING	3001
2202	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
2203	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2204	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2205	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2206	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006

TRENCH 23

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2301	TARMAC CAP	HARDSTANDING	3001
2302	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
2303	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2304	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2305	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2306	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006

TRENCH 24

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2401	TARMAC CAP	HARDSTANDING	3001
2402	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
2403	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003

2404	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2405	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2406	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006

TRENCH 25

CONTEXT NO	DESCRIPTION	INTERPRETATION	GROUP
2501	TARMAC CAP	HARDSTANDING	3001
2502	CRUSHED HARDCORE DEPOSIT	HARDCORE	3002
2503	MIXED DARK GREY-BROWN SILTY CLAY WITH 60% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3003
2504	MIXED MID YELLOW-BROWN SILTY CLAY WITH 40% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3004
2506	MIXED MID YELLOW-BROWN SILTY CLAY WITH 15% CRUSHED BRICK AND BUILDERS SAND	MODERN MAKE-UP DEPOSIT	3005
2507	DARK YELLOW-BROWN SILTY CLAY WITH PATCHES OF COARSE GRAVEL	NATURAL BRICKEARTH	3006